

**TOWN OF PRIMROSE
SPECIAL HEARING
LAND USE PLAN AMENDMENTS
APRIL 22, 2008**

1. Call to order by Dale Judd. Instructions and procedures on how meeting would be conducted given by Judd and Bill Haack. Each speaker would be asked to come to the front and speak into the microphone at the front. Each speaker would be allowed 3 minutes.

2. Presentation of Land Use Plan Amendments by Steve O'Connor and Florence Connors

O'Connor's first concern was with a letter that was mailed to a selected group of Primrose residents which contained a lot of misconceptions.

O'Connor stated that he had come before the Planning Commission 2-1/2 years ago and has consistently been turned down for a driveway since that time. He explained that he wanted to do some remodeling to allow him to stay in farming.

Connor's responded that should be fair to all people – long time residents and new people. Proposal is not meant to be unfair to anyone. Also stated that houses will not be put in the middle of a field since ordinances actually take care of that.

Connor's read the 1st proposal about crossing 200 feet of "prime" ag land to get to a site and stated that then driveway could be put along fence rows where there would be the least impact on ag land.

3. Speakers had following comments:

Tom Schlimgen What qualifies as prime farm land? Since this is probably not a final version should probably include definition.

Hilary Stock Does not understand why you would have to put land in a conservancy.

Margaret Esser Agrees with Proposal # 2 reducing site from 4 to 2 acres
She asked if everyone had prepared for their retirement – should be able to sell something to live on after you do retire.

Doug Dahlk Agrees with Proposal # 2-reducing building site acreage
Opposed to Proposal #1 to driveway crossing ag land. States this will allow more building and will bring more kids to schools and demand for more services

Jonathan Barry	Agrees with Proposal # 2 Opposed to crossing ag land. He agreed with a lot of things but not crossing ag land. Need good siting criteria and should not shut down building completely
Roger Snider	Agrees with Proposal # 2 Does not see why crossing a small portion of ag land would be too bad
April Yancer	Agrees with Proposal # 2 Thinks farmers should be able to sell something but opposes crossing ag land
Al Colvin	Supports Proposal # 2 Opposes crossing ag land because it would allow more roads to be built. Should look at the explosive growth in Mt. Horeb and Verona which would mean more roads.
Sue Kahl	Appreciates work O'Connor and Connors have done and does approve of 2 acres rather than 4. Opposes crossing ag land. Driveways are important but must be a way not to cross ag land.
Rick Skindrud	Agrees with the 2 acre proposal Thinks we should be able to cross ag land. Property rights are being taken away. If this continues we will have someone here telling us what to do. Government should be here to preserve our rights – not take them away.
Ron Rassner	New people have rights too. Probably should use conservation easements but should have a framework. Amendments open up town to building.
Chris Hagemann	Lives in Montrose but owns property in Primrose. He feels that Montrose did not go in the right direction. Opposes crossing ag land
Barb Pluss	Agrees with 2 vs. 4 acres Opposes crossing ag land for a driveway
Mike Edlinger	Agrees with 2 vs. 4 acres He states that he has seen a growing hatred in Primrose which is unfortunate. Says that if you have farmed in Primrose for a total of 10 years or more, you can build a retirement home and cross ag land
Jerry Judd	Approves of 2 acres rather than 4.

Feels that if it is handled right crossing ag land would be o.k.
Everyone should be treated fairly. A plan should be worked on
to treat everyone the same.

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| Marie Stewart | Approves of 2 acres rather than 4
Compromise but everyone just seems to run around in circles.
In favor of the concept. |
| Dawn Haag | Agrees with 2 acres vs. 4
Misconception that will be able to build anywhere. Suggests
that everyone read LUP and ordinances |
| Dennis Stampe | Doesn't see any compromise. He thinks LUP should be
tightened. Doesn't like driveways following fence rows as this
will invade his privacy. |
| Harold Schlimgen | Agrees with 2 acres
At first he opposed amendment to cross ag land but is not
consistent with plan. New houses will not help. Will bring more
kids and the need for more services |
| Joe Mirena | It has been a most interesting meeting. Feels more work needs
to be done on the amendments |
| Kathy Drake | Approves 2 acres
Opposes crossing ag land for driveway |
| John Judd | Approves 2 acre proposal
Opposes crossing ag land. Growth has not helped much with
taxes. Would mean that roads would need additional maintenance.
He doesn't think we are at odds with each other. Has to do more
work on amendment. |
| Paul Roehrig | In favor of both amendments |
| Dan Langlois | Encourages Planning and Board to look closer at amendments.
People should continue to come to the meetings.
Maybe density should be changed to 1 per 70 acres
Word "Prime" should be left out of proposal |
| Donna Stoll | Very much in support of amendments
Should keep the young man farming and grant him a variance..
Have any of you read the LUP? |
| Gib Docken | Agrees with both amendments
Ordinances already include a no sub-division ruling |

It is heart breaking to see people come to meetings and request approval of house and driveway and then have them turned down.

Bill Ziche	Doesn't approve of just 2 acres – should be 4 Take off word “prime” and do some re-defining of proposals
Patty Peletkos	No comment on 2 acres vs. 4 acres Opposes proposal allowing ag land to be crossed as too vague. Needs more work.
Lynn Pittman	Do additional work on proposal # 1
Lana Alderman	Should be able to do with your property as you wish. There are lots of hills and valleys to hide houses in this township.
Steve Ottman	Agrees with both proposals.
John Varda	Agrees with 2 acre proposal If we only would follow the LUP and ordinances as written but rules are made up as we go. Not protecting farm land but protecting viewshed
Chris Oltman	Agrees with both proposals You are here because farmers sold to you but now farmers can't sell. We can't afford higher taxes, higher food prices, higher fuel.
John Oltman	People who signed letter asking that people attend this meeting never attend any meetings.
Mary Sherven	Supports 2 acres vs. 4 and also crossing some ag land. Why are we saving farm land and throwing away the farmer.
Verdeen Sherven	Supports what his wife said.
Steve & Kris Sherven	Sherven wrote that they are in favor of both proposals. How many more farm families will be lost with the present policy. I believe it's a matter of common sense. Too much is being said and not enough good deeds are being done
Dennis & Phyliss Disch	Support both proposals. Suggest that people who vote no should pay additional taxes.
Allen Fjelestad	Is opposed to both proposals

Jonathan Barry Wanted to put another spin on a trust – it would not take away property rights

Duane Hopp We are known for ag production but we are importing wheat

Dawn Haag County has ordinance stating that a driveway can only be 1,000 feet long

Dennis Tucker Mistakes have been made. Board needs to honor vote but also needs to follow LUP. How are you going to check distance of driveway

Margaret Esser We should all be working together

O'Connor and Connors answered some concerns from the residents. Trusts had been discussed but "thrown out". Also stated that people using our roads are mostly non residents. Encouraged people who attended this meeting to come to all meetings and not just special ones. Be sure and read LUP and ordinances.

Motion by Ron Rassner, second by Martha Gibson to adjourn. Motion carried.

Submitted by _____
Winnie Losenegger